

Washoe County Board of Adjustment



WSUP22-0008
(Ron Bell Residence)

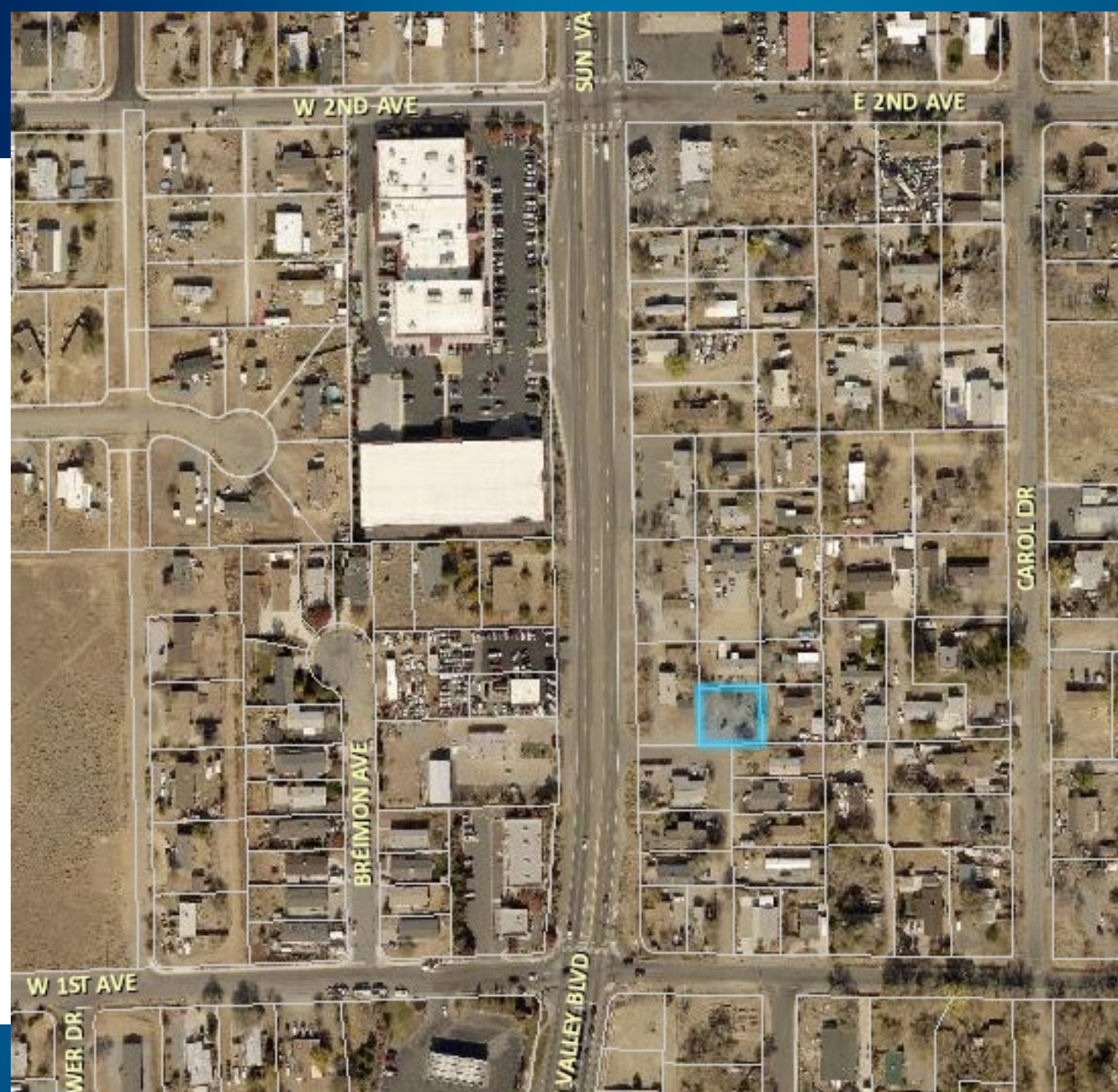
May 5, 2022

Request



A special use permit to replace a manufactured home on a parcel with the regulatory zone of Neighborhood Commercial (NC), which requires a special use permit per Sun Valley Area Plan policy SUN.1.2.a and Washoe County Code Table 110.302.05.1

Site Plan



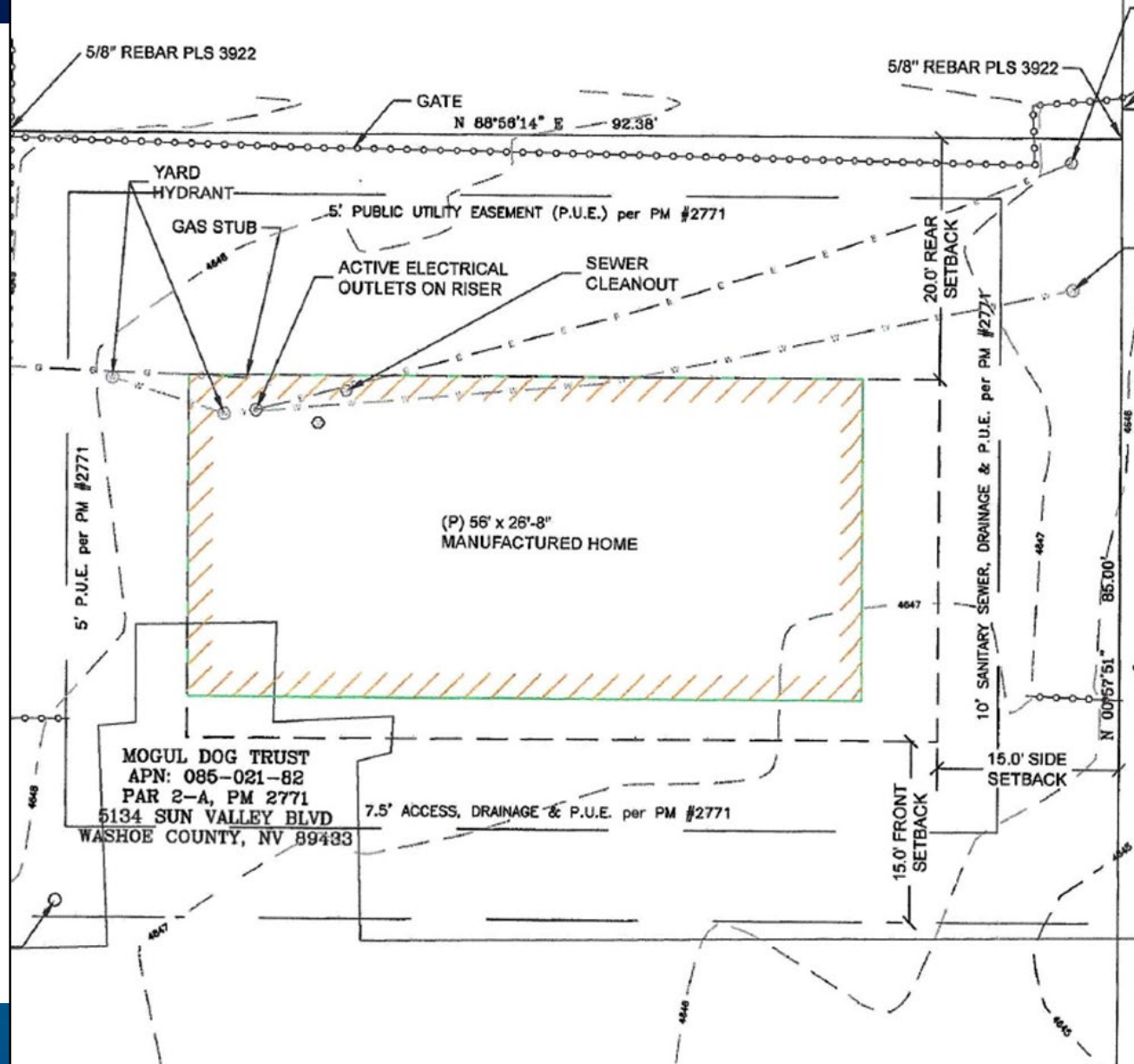
Analysis



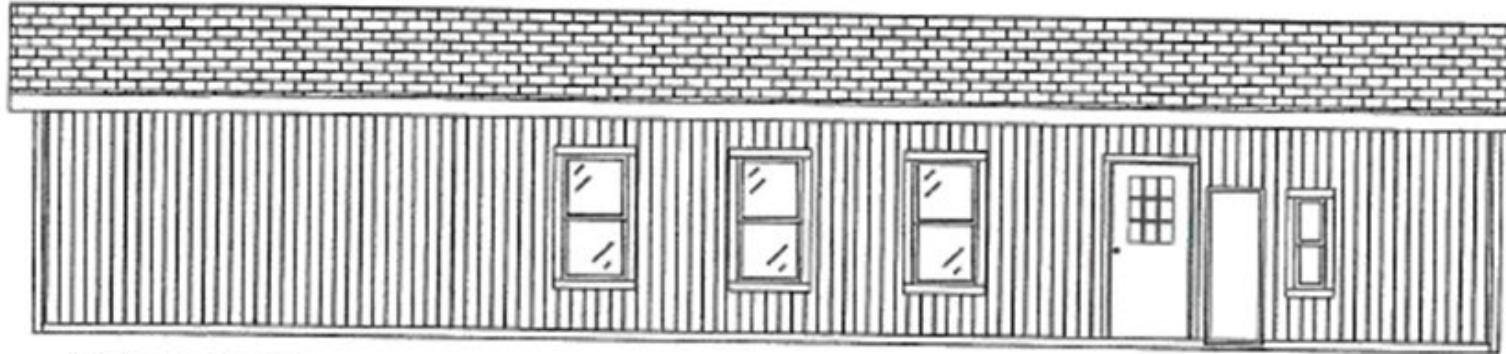
- The applicant is proposing to place a 1,512 sf manufactured home on a property with a neighborhood commercial (NC) regulatory zone at 5134 Sun Valley Blvd.
- The applicant's property and the surrounding properties have a regulatory zone of NC and manufactured homes are located on these properties.
- The new manufactured house is replacing a house that has been removed.
- The parcel is 7,841 sf parcel and 1,800 sf of the parcel will be disturbed.
- The applicant indicated that the new house improve the lot while continuing to provide housing for the area.



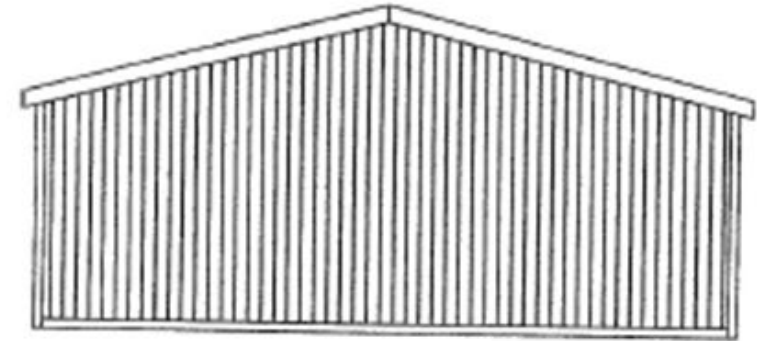
LINDA, JOHN A.
(RESIDENCE)
APN: 085-021-83
PAR 2-B, PM 2771



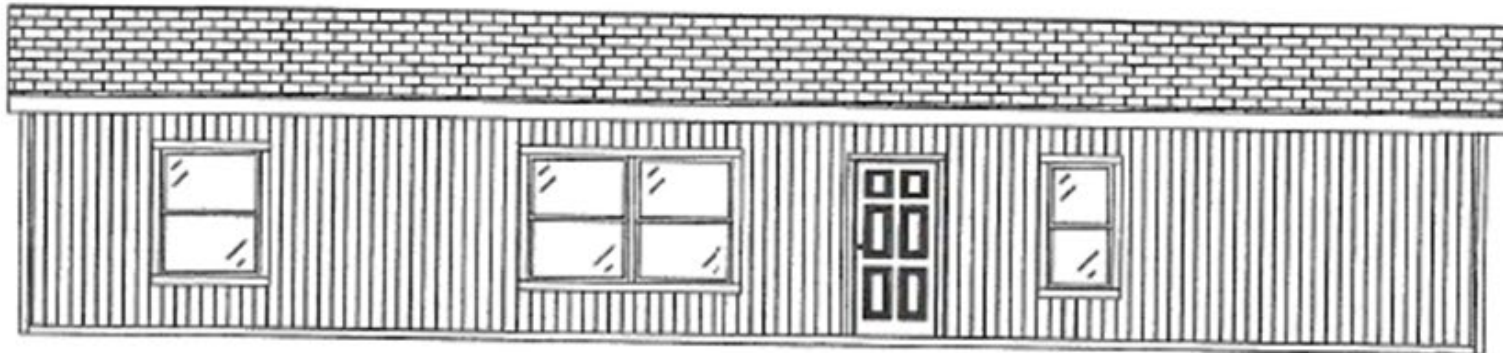
Elevations



BACK ELEVATION



REAR ELEVATION

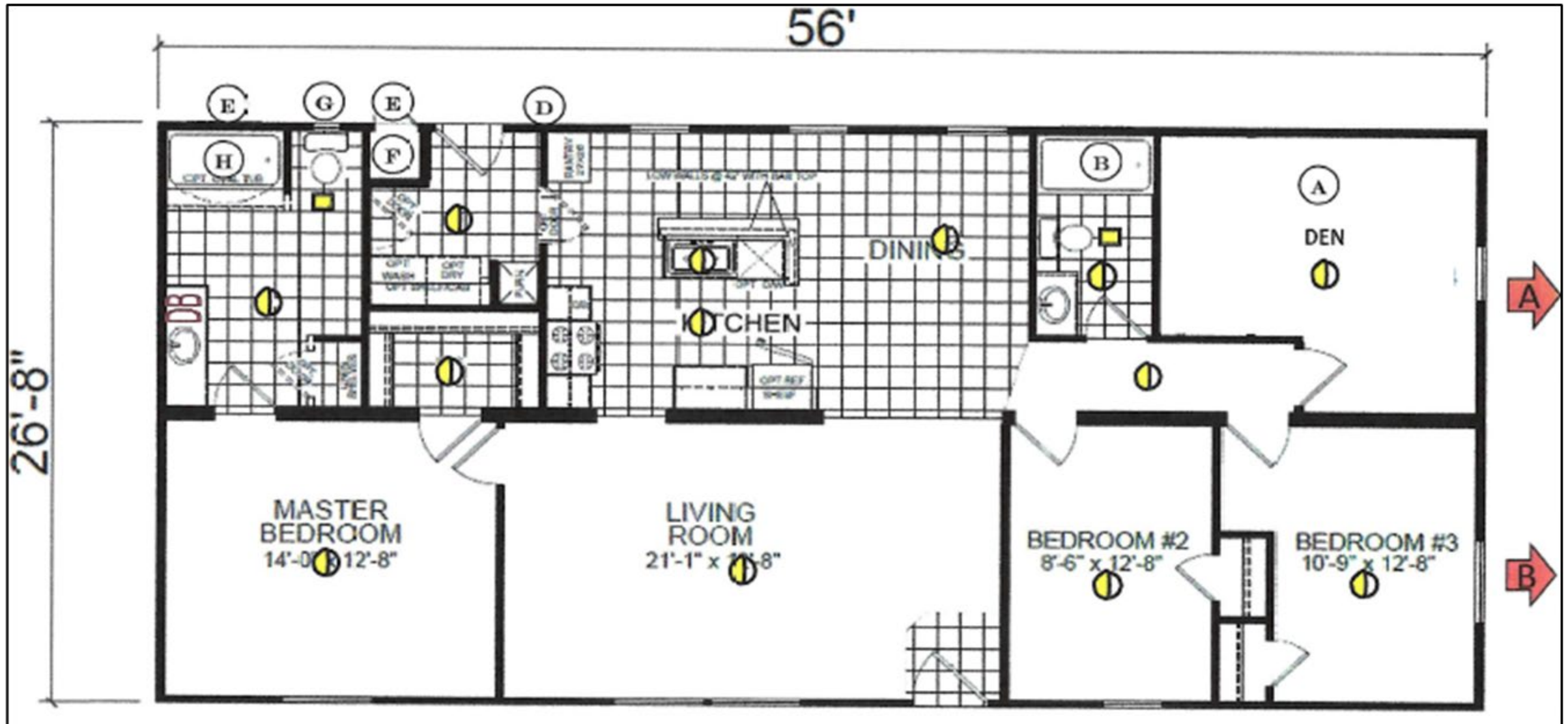


FRONT ELEVATION



HITCH END ELEVATION

Floor Plan



Findings & Motion



- Staff is able to make the findings as outlined in the staff report
- Possible motion:
I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP22-0008 for Ron Bell, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30

Thank you

Julee Olander, Planner
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